

CHAPTER 8¹

C-G GENERAL COMMERCIAL

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14-8-101 PURPOSE AND OBJECTIVES

The General Commercial (C-G) Zone is established to provide a district primarily for the accommodation of commercial uses and commercial areas throughout the City where a combination of businesses, commercial, entertainment and related activities may be established and maintained.

14-8-102 PERMITTED USES

All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.

The following uses are permitted in the C-G Zone:

<u>USE NO.</u>	<u>USE CLASSIFICATION</u>
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1111 ²	Single Family Dwelling - Detached (Existing units only)
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¹Amended 8/6/97 Ordinance No. 97-23

²Amended 11/12/97 Ordinance No. 97-32

<u>USE NO.</u>	<u>USE CLASSIFICATION</u>
1121 ³	Two Family Dwelling (Duplex) (Existing units only)
1131 ⁴	Multiple Family Dwelling (Existing units only)
1141 ⁵	Apartments (low-rise)(Existing units only)
<u>4700</u>	Communications
4800	Utilities (lines and right-of-way only)
5220	Heating and plumbing equipment
5230	Paint, glass, and wallpaper
5240	Electrical supplies
5251	Hardware
5254	Janitorial supplies
5255	Building maintenance materials
5256	Swimming pool supplies
5310	Shopping centers/department stores
5320	Mail order houses
5330	Variety stores
5390	Retail trade - general merchandise
5400	Food stores (except 5412)
5600	Apparel and accessories

³Amended 11/12/97 Ordinance No. 97-32

⁴Amended 11/12/97 Ordinance No. 97-32

⁵Amended 11/12/97 Ordinance No. 97-32

<u>USE NO.</u>	<u>USE CLASSIFICATION</u>
5700	Furniture, home furnishings, and equipment
5810	Eating places
5910	Drug and proprietary
5940	Books, stationery, art, and hobby supplies
5950	Sporting goods, bicycles, and toys
5970	Jewelry
5984	Ice dealers (automated machines or pick up stations only)
5990	Miscellaneous retail trade
6100	Finance, insurance, and real estate. (Except 6123, 6124, 6141)
6213	Dry cleaning
6216	Self-service laundries
6218	Rug cleaning and repair
6220	Photographic services
6230	Beauty and barber services
6250	Apparel repair, alteration, and cleaning
6291	Clothing rental
6292	Costume rental
6299	Other personal services
6310	Advertising services
6320	Consumer credit reporting services
6330	Duplicating, mailing, stenographic, and office services
6340	Dwelling and building services (except 6342, 6345 - office only)

<u>USE NO.</u>	<u>USE CLASSIFICATION</u>
6350	News syndicate services
6360	Employment services
6493	Watch, clock, jewelry repair, engraving
6496	Locksmiths and key shops
6498	Saw, knife, and tool sharpening
6499	Miscellaneous small item repair
6500	Professional services (except 6513,6516)
6600	Contract construction services (office only)
6700	Governmental services (except 6714, 6740, 6750, 6770)
6900	Miscellaneous service organizations
7391 ⁶	Arcades

Accessory buildings which are customarily used in conjunction with and are incidental to the principal uses and structures allowed in the C-G Zone.

14-8-103 CONDITIONAL USES⁷

The following uses and structures are permitted in the C-G Zone only after a Conditional Use Permit has been approved by the Planning Commission and subject to the terms and conditions thereof:

<u>USE NO.</u>	<u>USE CLASSIFICATION</u>
1511	Hotels
1512	Motels
2710	Newspaper publishing and printing

⁶Amended 11/18/98 Ordinance No. 98-22

⁷Amended 8/10/2004 Ordinance No. 2004-13

USE NO. _____ USE CLASSIFICATION _____

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<u>USE NO.</u>	<u>USE CLASSIFICATION</u>
6410	Automobile repair services (except 6412)
6420	Electrical appliance repair
6494	Furniture repair
6497	Gunsmiths
6800	Educational services
7100	Cultural activities and nature exhibits
7211	Amphitheaters
7212	Motion picture theaters (indoors)
7214	Legitimate theaters
7219	Other entertainment assembly
7220	Sports assembly (except 7223, 7224)
7230	Public assembly
7392	Miniature golf
7395	Card rooms
7396	Dance halls, ballrooms
7397	Billiard and pool halls
7398	Auto racing, miniature (slot cars)
7414	Ice skating
7415	Roller skating
7417	Bowling alleys
7419	Other sports activities (indoor only)
7425	Gyms, athletic clubs, spas

<u>USE NO.</u>	<u>USE CLASSIFICATION</u>
7490	Recreation
7606	Parks
8221	Veterinarian services (providing operation is completely enclosed within an air-conditioned building; no outside kennels)
8222	Animal hospital services

14-8-104 LOT AREA

There shall be no minimum lot area requirements in the C-G Zone except as may be dictated by off-street parking requirements, adequate circulation and property site utilization.

14-8-105 LOT WIDTH

There shall be no minimum lot area requirements in the C-G Zone except as may be dictated by off-street parking requirements, adequate circulation and property site utilization.

14-8-106 LOT FRONTAGE

Each lot or parcel of land in the C-G Zone shall have frontage on a public street for a minimum distance of fifty (50) feet.

14-8-107 REPEALED⁸

14-8-108 AREA OF ZONE

Each single C-G Zone zoning district shall contain a minimum of two (2) acres except those existing, previously developed commercial facilities and areas to which the C-G Zone is applied at the time of application of this zone.

14-8-109 YARD REQUIREMENTS

The following minimum yard requirements shall apply in the C-G Zone:

- A. Front Yard. Each lot or parcel of land shall have front yard of not less than twenty (20) feet, except in areas developed prior to the establishment of this zone, the front yard shall be equal to the average existing front yards on all parcels of property along the block face in which a building or structure is to be located, except that no commercial building

⁸Amended 8/10/2004 Ordinance No. 2004-13

shall be located closer than twenty-five (25) feet to any residential district boundary line or to any street line that continues as a frontage into a residential district. The first ten (10) feet of property except for drive approaches shall be landscaped as herein described.

- B. Side Yard. Except as provided in subsections "C" "D", each lot or parcel of land shall have a side yard of at least twenty-five (25) feet when located adjacent to a residential zone. There shall be no requirements in those instances where the side property line abuts a commercial or industrial zone.
- C. Side Yard - Corner Lots. On corner lots, the side contiguous with the street shall be treated the same as a front yard.
- D. Side Yard - Accessory Building. An accessory building may be located on a side property line if, and only if, all of the following conditions are met:
 - 1. An accessory building has no openings on the side which is contiguous to the property line, and the wall of said building adjacent to the property line has a four (4) hour fire retardant rating.
 - 2. The accessory building has facilities for discharge of all roof drainage onto the lot or parcel on which it is erected.
- E. Rear Yard. There shall be no rear yard except as may be dictated by provisions on the International⁹ Building Code.
- F. Rear Yard - Accessory Building. Same requirements for Side Yard - Accessory Building.

14-8-110 PROJECTIONS INTO YARDS

A. The following structures may be erected on, or project into any required yard, except into a required driveway:

- 1. Fences and walls in conformance with City codes ordinances.
- 2. Landscaping elements, including trees, shrubs, and plants.
- 3. Necessary appurtenances for utility service.

B. The structures listed below may project into a minimum front or rear yard not more than four (4) feet, and into a minimum side yard not more than two (2) feet, except that required driveways shall remain unobstructed from the ground upward:

⁹Amended 5/14/2002 Ordinance No. 2002-08

1. Cornices, eaves, belt courses, sills, buttresses, other similar architectural features.
2. Stairways, balconies, door stoops, fire escapes, awnings.
3. Planter boxes or masonry planters not exceeding twenty-four (24) inches in height.
4. Carports and loading docks in a side yard or rear provided that such a structure is not more than one (1) story in height and is entirely open on at least (3) sides, except for necessary supporting columns and customary architectural features.

14-8-111 BUILDING HEIGHT

In the C-G Zone, the height of every building or structure hereinafter designed, erected or structurally altered or enlarged shall not exceed forty-five (45) feet except for towers, chimneys, and other structures not intended for human occupancy.

14-8-112 DISTANCE BETWEEN BUILDINGS

No requirements except as may be dictated by the International¹⁰ Building Code and/or any conditions required by the Planning Commission or City Council as part of the granting of a Conditional Use Permit or Site Plan approval.

14-8-113 PERMISSIBLE LOT COVERAGE

No requirements except as may be dictated by yard requirements, landscaping requirements, compliance with off-street parking provisions, and/or any conditions required by the Planning Commission or City Council as part of the granting of a Conditional Use Permit or Site Plan approval.

14-8-114 PARKING, LOADING, AND ACCESS

Each lot or parcel in the C-G Zone shall have, on the same lot or parcel, automobile parking sufficient to meet the requirements as set forth in Chapter 18 of this Ordinance. All parking spaces shall be paved with asphaltic cement or concrete, and shall be provided with adequate drainage as approved by the City Engineer.

Parking spaces shall not be provided within a required front yard or side yard adjacent to a public street.

14-8-115 SITE PLAN APPROVAL

Site plan approval shall be required for any permitted or conditional use in the C-G Zone as per

¹⁰Amended 5/14/2002 Ordinance No. 2002-08

Chapter 2, Part 3 of this Ordinance.

14-8-116 OTHER REQUIREMENTS

A. Signs. All signs erected in the C-G Zone shall be in conformance with the sign provisions of Chapter 19 of this Ordinance.

B. Uses Within Buildings.¹¹ All permitted and conditional uses established in the C-G Zone shall be conducted entirely within a fully enclosed building except for the outdoor display of merchandise for sale subject to the following conditions:

1. Outdoor Display of merchandise for sale. Outdoor display of merchandise for sale shall be allowed as an accessory use for all permitted and approved conditional uses in the C-G Zone where the display of such items does not impede the flow of pedestrian or vehicular traffic, or create an unsafe condition. The display of goods shall meet all of the following conditions:
 - a. The outdoor display of merchandise shall not be located upon any sidewalk, walkway, driveway, or within any public right-of-way nor shall it interfere with pedestrian or vehicular movement or with safe and proper ingress and egress of pedestrian traffic.
 - b. The outdoor display of merchandise shall not reduce the amount of off-street parking below that which is required for the associated commercial uses on the premises.
 - c. No item shall be displayed outdoors except for those lawfully displayed and sold inside the business or businesses located on the property. This shall not include hazardous and flammable materials, such as antifreeze, kerosene, poisons, pesticides and other similar items.
 - d. The aggregate outdoor display area shall not exceed 25 percent of the linear frontage of the store front or 10 linear feet, whichever is greater. Businesses located on a corner shall be considered as having two store fronts.
 - e. No outdoor display shall exceed six feet in height.
 - f. A maximum of 50% of the aggregate outdoor display area may be located in any required landscaping.
 - g. Items shall be displayed outdoors only during the hours that the business conducting the display is open to the public. Live plant material shall be exempt from this requirement.
 - h. Additional signs, beyond those normally allowed for the subject business, shall not be allowed as part of the outdoor display and sales area.

¹¹Amended 1/22/2002 Ordinance No. 2002-02

- i. Outdoor displays for special sales or for one of a kind items which would exceed any of these requirements may be granted a special permit by the Planning Director for a period not to exceed 14 days provided such special displays do not create parking, access or traffic hazards.

C. Landscaping. The following landscaping provisions shall apply in the C-G Zone as may be appropriate under the requirements of Chapter 15 of this Ordinance:

1. Ten (10) feet of landscaping shall be required along frontage areas not occupied by drive accesses.
2. All landscaping must be sprinkled and planted substantial live plant material for the purpose of buffering, screening, and beautifying the site. At plant maturity, the landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses and must be permanently maintained by the owner or occupants.
3. Landscaping adjacent to residential zoning will a minimum buffer of ten (10) feet.
4. Landscaping adjacent to off-street parking within yard area will require a minimum landscaped area of five (5) feet providing it does not abut residential zoning.
5. Parking areas shall be landscaped where possible the periphery and at the ends of parking rows.
- 6.¹² Landscaping shall also be installed in all parkstrips to the same standards as other on-site landscaping. Asphalt or concrete paving, any other solid type material such as brick, stone or railroad ties, or loose gravel or landscape rock in place of landscaping between the sidewalk and curb is prohibited.
7. Approved landscaping must cover a minimum of ten percent of the development site exclusive of any parkstrips in the public right-of-way.

D. Trash Storage. No trash, used materials, or wrecked or abandoned vehicles or equipment shall be stored in an open area.

Each development in the C-G Zone shall be required to have adequate on-site, screened refuse and trash containers maintained in a location approved as part of the site plan.

¹²Amended 11/15/95 Ordinance No. 95-23